

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00121 / Bennett**

Approved Development

1. This approval authorizes the construction and operation of unmanned wireless communications facility consisting of the following improvements:
 - a. One (1) new 40' high artificial pine tree (monopine).
 - b. Twelve (12) 6' high panel antennas.
 - c. Four raycaps.
 - d. A 6' by 12' concrete pad.
 - e. A chain-link fence.
 - f. One (1) prefabricated equipment shelter.
 - g. Two (2) GPS antennas.
 - h. One (1) standby diesel generator.
 - i. One (1) electrical meter.
 - j. A 770 sq. ft. fenced equipment area and a total area of disturbance of 1346 square feet.
 - k. Associated utility trenching for the installation of power and telco lines.

Conditions required to be completed at the time of application for construction permits

Fire Safety

2. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to, those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated April 29, 2015.

Aesthetic/ Visual Resources

3. **At the time of application for construction permits**, the construction drawings shall show the following specifications:
 - a. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and needle clusters installed in random, seemingly natural-occurring patterns. The branch lengths shall taper up the monopine "trunk" and the longest (lowest) branches shall begin at a sufficient elevation to blend with the existing tree line as viewed from all surrounding public roads. The monopine shall be constructed of the highest available branch / foliage density, with a minimum of 3 branches per foot.
 - b. The monopine "needles" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Monopine colors shall be field matched with the existing adjacent on-site mature trees.
 - c. The monopine shall include realistic appearing color and texture treatments for the entire lengths of the faux branches and the upper 20 feet (i.e. top half) of the trunk.

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- d. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and or colored to blend with the monopine branches and needles.
4. **At the time of application for construction permits**, the applicant shall submit accurate scaled engineering and architectural drawings of the monopine exactly as proposed. Monopine plans shall not include generic illustrations of a typical monopine. The drawings shall include elevations and plan views. Monopine plans shall include specific dimensions of all faux branches, leaves, leaf clusters, including spacing and arrangements for each component that will be used on the project. Once approved, the monopine plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monopine engineering and architectural plans prior to preparation of the final plans.
5. **Prior to issuance of construction permits**, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval.
6. **Prior to issuance of construction permits**, the applicant shall submit a color sample for the proposed communications tower and associated antennas to the County Department of Planning and Building for review and approval. All exterior finishes shall be non-reflective, and shall substantially match that of the adjacent existing facilities.
7. **Prior to final inspection**, all visible elements of the proposed communications tower, including proposed antennas, cables, mounting brackets, and the equipment building shall be painted or otherwise finished with the color or colors approved by the Department of Planning and Building.

Air Quality

8. **Prior to issuance of construction permits**, the applicant shall submit verification to the Planning Department from the San Luis Obispo County Air Pollution Control District that the project has received necessary operational permits for the proposed back-up generator.

Mitigation Monitoring/Condition Compliance

9. **Prior to issuance of construction permits**, the applicant shall include a "condition compliance" sheet on the construction plans that include a complete copy of the final conditions of approval for the project.
10. **Prior to issuance of construction permits**, the applicant shall identify a Mitigation Compliance Coordinator (MCC) to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the MCC and the County to review the application and establish the responsibility and authority of the participants.

Site Restoration

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11. **Prior to issuance of construction permits**, the applicant shall post a performance agreement and financial instrument with the County in a form approved by County Counsel and in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

Hazardous Materials

12. **Prior to issuance of construction permits**, the applicant shall submit a hazardous materials business plan to the Environmental Health Division.

Conditions to be completed during project construction

Cultural Resources

13. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Fire Safety

14. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

15. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
16. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

17. **Prior to final inspection**, the applicant shall paint all visible elements of the facility, including the equipment shelter, to match colors approved by the Department of Planning and Building.

Explanatory Warning Signs for Occupational Exposures

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18. **Prior to final inspection**, the applicant shall post explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines at the site on all sides of the surrounding fencing and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. In addition the signs shall inform workers and possible hikers to remain outside the fences or deactivate the site before working within 7 feet of the antennae. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Mitigation Monitoring/Condition Compliance

19. Prior to final inspection, the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

Fire Safety

20. Prior to final inspection, the applicant shall meet all applicable Cal Fire requirements.

On-going conditions of approval (valid for the life of the project)

21. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
22. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
23. All obsolete or unused facilities shall be removed within twelve months of cessation of the applicant's wireless communications operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Access

24. Site access for construction and maintenance shall be from existing roads only. Road improvement shall be the minimum necessary to comply with Cal Fire requirements.

Aesthetic/Visual Resources

25. The approved colors and materials (including, but not limited to, the exterior of the equipment shelter) shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.

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26. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

27. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

Electric and Magnetic Fields

28. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

29. No exterior lighting is approved for the project.

Noise

30. All facilities shall be operated to ensure noise generated is not audible from adjacent residential parcels.
31. Routine testing of the back-up generator shall be restricted to a maximum of 15 minute per week between the hours of 10 am and 1 pm on Monday, Wednesday, or Friday.